



MORGANTOWN BOARD OF ZONING APPEALS

July 18, 2007

6:30 PM

City Council Chambers

Board Members:

Bernie Bossio, Chair

Nick Iannone, Vice-chair

Mark Furfari

Vacant

Jim Shaffer

AGENDA

I. CALL TO ORDER AND ROLL CALL

II. MATTERS OF BUSINESS

A. May 16, 2007

III. OLD BUSINESS

A. **CU07-08 / Darr / 236 Cobun Avenue:** Request by Margaret Darr for conditional use approval of a "Bed and Breakfast Inn" use in an R-1A District for property located at 236 Cobun Avenue Drive. Tax Map #29 Parcels #372-373; an R-1A, Single-family Residential District.

B. **V07-11 / West Virginia University Alumni Association:** Request by West Virginia University Alumni Association for variance approval under the Planning & Zoning Code 1365.04 (G) to exceed the maximum parking requirement. Tax Map #6, Parcel # 74 (the portion of realty affected by the proposed zoning map amendment is illustrated on Tax Map 11).

(Withdrawn by applicant)

IV. NEW BUSINESS

A. **CU07-09 / Babilonia / 357-361 High Street:** Request by Edgardo Babilonia for conditional use approval of a "Restaurant private club" use in the B-4 District at 357-361 High Street. Tax Map #26A Parcel #98; a B-4, General Business District.

B. **V07-17 / Martin's Memorabilia / 1233 University Avenue:** Request by Martin's Memorabilia for variance relief from Article 1369.07 of the Planning & Zoning Code, *Conditions for Permitted Signs*, as it relates to maximum sign size in the B-4 District at 1233 University Avenue. Tax Map #26A Parcel #129; a B-4, General Business District.

C. **V07-18 / Metro Properties (City Gardens) / North Willey Street:** Request by Metro Properties (City Gardens) for variance relief from Article 1347.04 Planning & Zoning Code as it relates to minimum rear setbacks in the B-2 District at North Willey Street. Tax Map # 01-21 Parcels # 73.01-73.02; B-2, a Service-Business District.

D. **V07-19 / Metro Properties (City Gardens) / North Willey Street:** Request by Metro Properties (City Gardens) for variance relief from Article 1365.04 (G), *Determining the Number of Spaces Required*, as it relates to exceeding the number of parking spaces in a non-residential zoning district at North Willey Street. Tax Map # 01-21 Parcels # 73.01-73.02; B-2, a Service-Business District. **WITHDRAWN**

E. **V07-20 / Metro Properties (City Gardens) / North Willey Street:** Request by Metro Properties (City Gardens) for variance relief from

Planning Department

Christopher Fletcher, AICP
Planning Director
389 Spruce Street
Morgantown, WV 26505
304.284.7431



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Article 1367.07 (A), *Bufferyard and Landscaping Requirements*, as it relates to providing a ten-foot landscape buffer between a proposed multi-family use and an existing single-family use at North Willey Street. Tax Map # 01-21 Parcels # 73.01-73.02; B-2, a Service-Business District.

- F. V07-21 / Metro Properties (Glenlock North) / University and Overhill:** Request by Metro Properties (Glenlock North) for variance relief from Article 1361.03 (A) as it relates to orienting building toward Quay Street rather than University Avenue within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.
- G. V07-22 / Metro Properties (Glenlock North) University and Overhill:** Request by Metro Properties (Glenlock North) for variance relief from Article 1361.03 (Q) (1) as it relates to not dedicating non-residential space on the ground floor within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.
- H. V07-23 / Metro Properties (Glenlock North) / University and Overhill:** Request by Metro Properties (Glenlock North) for variance relief from Article 1361.03 (Q) (4) as it relates to the exclusion of surface parking lots where two public streets intersect within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.
- I. V07-24 / Metro Properties (Glenlock North) / University and Overhill:** Request by Metro Properties (Glenlock North) for variance relief from Article 1361.03 (Q) (8) as it relates to minimizing curb cuts along secondary streets within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.
- J. V07-25 / Metro Properties (Glenlock North) / University and Overhill:** Request by Metro Properties (Glenlock North) for variance relief from Article 1361.03 (C) as it relates to not orienting buildings with the front facing parking or service areas within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.
- K. V07-26 / Metro Properties (Glenlock North) / University and Overhill:** Request by Metro Properties (Glenlock North) for variance

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relief from Article 1361.03 (K) as it relates to landscaping land between the front façade of a building and a public street within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.

L. V07-27 / Metro Properties (Glenlock North) / University and Overhill: Request by Metro Properties (Glenlock North) for variance relief from Article 1361.03 (M) as it relates to minimum front yard setbacks on secondary streets within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.

M. V07-28 Metro Properties (Glenlock North) / University and Overhill: Request by Metro Properties (Glenlock North) for variance relief from Article 1339.04 as it relates to minimum side yard setbacks within the R-3 District on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.

N. V07-29 / Metro Properties (Glenlock North) / University and Overhill: Request by Metro Properties (Glenlock North) for variance relief from Article 1361.03 (E) as it relates to minimum transparency of ground floor facades that are adjacent to public streets within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.

O. V07-30 / Metro Properties (Glenlock North) / University and Overhill: Request by Metro Properties (Glenlock North) for variance relief from Article 1361.03 (O) (1) as it relates to minimum fenestration for building façades facing primary streets and/or public open spaces within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.

P. V07-31 / Metro Properties (Glenlock North) / University and Overhill: Request by Metro Properties (Glenlock North) for variance relief from Article 1361.03 (O) (6) as it relates to the majority of window openings being recessed from the exterior building wall along the building's primary façade within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.

Q. V07-32 / Metro Properties (Glenlock North) / University and Overhill: Request by Metro Properties (Glenlock North) for variance

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relief from Article 1361.03 (P) as it relates to building materials within the Sunnyside Overlay Districts on property located at the intersection of University Avenue and Overhill Street. Tax Map # 20 Parcels # 170, 171, 172; R-3, a Multi-Family Residential District.

V. OTHER BUSINESS

A. Public Comments

B. Staff Comments

VI. ADJOURNMENT

If you need an accommodation, please contact us at 284-7431.

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